

Matrix Logistics Park - Mt. Olive

AVAILABLE FOR LEASE

2000 INTERNATIONAL DRIVE - 197,000 SF

3000 CONTINENTAL DRIVE - 585,000 SF

Matrix Logistics Park - Mt Olive is an exceptionally well located, two building distribution center. The buildings will serve a variety of tenant sizes and preferred configurations with specifications typical to a Matrix Development Group project.

The property will allow a tenant to serve with ease the New York, New Jersey, and Southern Connecticut markets, with intermediate reach throughout New England and Pennsylvania, and overnight to the entire eastern seaboard. Perched on a hill adjacent to Route 80, tenant need spend no time on local roads. Labor is plentiful in the property's environs, and a New Jersey Transit train station is nearby. The Route 80 submarket is one of the fastest growing in the region.



Matrix Logistics Park - Mt. Olive



2000 INTERNATIONAL DR.

PROPERTY FEATURES

- 36' Clear Height
- Single side loading
- 34 OH Doors (approx. 1/6,000 SF)
- 43 Trailer parking spaces (approx. 1/4, 500 SF)
- Total of 110 automobile spaces
- LED Lighting
- ESRF System

3000 CONTINENTAL DR.

PROPERTY FEATURES

- 40' Clear Height
- Cross docked
- 107 OH doors (approx. 1/5,400 SF)
- Total of 142 trailer spaces (approx. 1/4,100 SF)
- Total of 306 automobile spaces
- LED Lighting
- ESRF System



3000 CONTINENTAL DR.

Location and Access

- Located immediately adjacent to a full entrance/exit on I-80 (Exit 25), and near Routes 10, 46 and 206, and, Interstate 287
- Less than 40 minutes from New Jersey Ports
- Public transportation immediately accessible
- Less than 60 minutes to Newark International Airport and Lehigh Valley International Airport

Employment:

- Tenants will benefit from the tremendous pool of labor residing within commuting distance of the site.
- Growing population corridor in New Jersey and nearby Pennsylvania.

DEVELOPER: For more than thirty-five years, Fortune 500 companies have recognized Matrix as a full-service investment developer of planned business parks.



MATRIX

For leasing information, contact:
Matrix Development Group
Forsgate Drive • CN4000 • Cranbury, NJ 08512



Matrix Logistics Park - Mt Olive

Philadelphia

New York

Central/South Jersey



2000 International Drive



2000 International Drive



3000 Continental Drive



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